



Cumberland County Joint Planning Board

TENTATIVE MINUTES

March 18, 2025

Members Present	Members Absent	Others Present
Mr. Tom Lloyd, Chair	Mrs. Kasandra Herbert	Mr. Rawls Howard, Director
Mr. James Baker, Vice Chair	Mrs. Betty Lynd	Mr. David Moon, Deputy Director
Mr. Stan Crumpler		Mr. Chris Carr, Assistant County Attorney
Mr. Todd Mobley		Mrs. Cherice Hill, Admin Professional
Mr. Mark Williams		Mr. Richard Fagan, Planner I
Mr. Charles Jones		
Mr. William Walters		
Mrs. Jamie McLaughlin		

I. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Tom Lloyd called the meeting to order at 6:00 PM. Mr. Stan Crumpler delivered the invocation and led those present in the Pledge of Allegiance.

II. ADJUSTMENTS TO / APPROVAL OF AGENDA

Mr. Howard informed the Board that two citizens had signed up in opposition to the rezoning request for Case ZON-25-0004. As a result, the case must be moved to the contested section of the agenda.

Mr. Mobley made a motion, seconded by Mr. Baker, to approve the adjustment to the agenda, as provided by staff. Unanimous approval.

Following the adjustment to the agenda, Mr. Crumpler made a motion to approve the agenda as adjusted, which was seconded by Mr. Baker. Unanimous approval.

III. PUBLIC MEETING WITHDRAWAL/DEFERRALS

There were none.

IV. ABSTENTIONS BY BOARD MEMBERS

Mr. Lloyd stated that he would be abstaining from case ZNG-011-24 on the Consent Agenda as he was the applicant for the case. Mr. Howard requested clarification from Mr. Carr on whether Mr. Lloyd needed to abstain from voting on all consent cases or only on Case ZNG-011-24, from which he had already declared his abstention.

Mr. Carr advised that since a quorum would be present even without Mr. Lloyd's participation, Mr. Baker, as Vice Chair, would need to just call for a motion only on Case ZNG-011-24, whereby Mr. Lloyd could just abstain from the vote. He also advised that Mr. Lloyd could fully participate in voting on the remaining cases on the agenda.

V. APPROVAL OF THE MINUTES OF FEBRUARY 18, 2025

Mr. Baker made a motion, seconded by Mr. Crumpler to approve the minutes, as submitted. Unanimous approval.

VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

Mr. Lloyd read the Welcome and Rules of Procedure and then officially called the meeting to order.

VII. PUBLIC MEETING CONSENT ITEMS

- A. **ZNG-011-24:** Request to rezone 0.86 +/- acres to O&I Office and Institutional District or to a more restrictive zoning district, located at the empty lot on the southeast corner of Camden Rd & Waldos Beach Rd intersection REID 9494757135000, submitted by Tom Lloyd (agent) on behalf of Bryant Properties, LLC (owners). **(Hope Mills)**

In Case ZNG-011-24, the Town of Hope Mills Planning staff recommends approval of the request to rezone from R7.5 to Office and Institutional district and finds that despite this request not being consistent with the Southwest Cumberland Land Use Plan (2013) recommendation of low-density residential, is designed to be situated between business and residential areas consisting of specialized services such as finance, real estate, and brokerage as well as the traditional institutional functions both public and private, public assembly, religious and certain cultural and recreational activities and group housing. This request would be in harmony with the makeup of the existing surrounding neighborhood which does complement the future vision of the Town of Hope Mills. The economic and regional impact of the proposed development complements the vision and long-term outlook of the area in regard to economic development viability. Approval of the request is reasonable and in the public interest because the district requested does complement the existing adjacent parcels in the surrounding area.

In Case ZNG-011-24, Mr. Mobley made a motion, seconded by Mr. Williams to recommend approval of the request to rezone from R7.5 to Office and Institutional district and finds that despite this request not being consistent with the Southwest Cumberland Land Use Plan (2013) recommendation of low density residential, is designed to be situated between business and residential areas consisting of specialized services such as finance, real estate, and brokerage as well as the traditional institutional functions both public and private, public assembly, religious and certain cultural and recreational activities and group housing. The Board finds this request would be in harmony with the makeup of the existing surrounding neighborhood which does complement the future vision of the Town of Hope Mills. The economic and regional impact of the proposed development complements the

vision and long-term outlook of the area in regard to economic development viability. The Board also finds approval of the request is reasonable and in the public interest because the district requested does complement the existing adjacent parcels in the surrounding area. Unanimous approval, with Mr. Lloyd abstaining from the vote.

- B. **ZNG-004-25:** Rezoning of 5.948 +/- acres from R6 Residential to R5 Residential or to a more restrictive zoning district, located at 3700 Damien Dr REIDs 0414713770000 & 0414716750000, submitted by Jeremy Sparrow (Agent) on behalf of Church Street Apartments, LLC (Owners). **(Hope Mills)**

In Case ZNG-004-25, the Town of Hope Mills Planning staff recommends approval of the rezoning request to rezoning request to the R5 Residential Zoning district and finds that this request is consistent with the Southwest Cumberland Land Use Plan (2013), designating this property the requested R5 will complement the current and future vision of the Town of Hope Mills. The economic and regional impact of the proposed development fits within the vision and long-term outlook of the area in regard to economic development viability. Approval of the request is reasonable and in the public interest because the district request compliments the proposed development of adjacent parcels in the surrounding area.

In Case ZNG-004-25, Mr. Baker made a motion, seconded by Mr. Crumpler to recommend approval of the rezoning request to the R5 Residential Zoning district and finds that this request is consistent with the Southwest Cumberland Land Use Plan (2013), designating this property the requested R5 will complement the current and future vision of the Town of Hope Mills. The Board finds the economic and regional impact of the proposed development fits within the vision and long-term outlook of the area in regards to economic development viability. The Board also finds approval of the request is reasonable and in the public interest because the district requested compliments the proposed development of adjacent parcels in the surrounding area. Unanimous approval.

- C. **ZON-25-0003:** Rezoning request from M(P) Planned Industrial District to R15 Residential District or to a more restrictive zoning district for 0.67 +/- acres; located at 1650 and 1656 Zinnia Ct; submitted by Ronald and Judy Wynne (Owners).

In Case ZON-25-0003, Planning and Inspections staff recommends approval of the rezoning request from M(P) Planned Industrial District to R15 Residential District and find that: 1. Approval is an amendment to the adopted, current South-Central Area Land Use Plan and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request. 2. The requested district would be the most appropriate to maintain current conditions and allow for the reconstruction of primary residential structures, if damage or destroyed, and 3. Due to the parcel size and location, the requested district would not negatively affect development of the larger, abutting properties for nonresidential development. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

In Case ZON-25-0003, Mr. Baker made a motion, seconded by Mr. Crumpler to recommend approval of the rezoning request from M(P) Planned Industrial District to R15 Residential District and find that: 1. Approval is an amendment to the adopted, current South-Central Area Land Use Plan and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request. 2. The requested district would be the most appropriate to maintain current conditions and allow for the reconstruction of primary residential structures, if damage or destroyed, and 3. Due to the parcel size and location, the requested district would not negatively affect development of the larger, abutting properties for nonresidential development. The Board also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. Unanimous approval.

- D. **ZON-25-0005:** Rezoning request from A1 Agricultural District to A1A Agricultural District or to a more restrictive zoning district for 2.5 +/- acres; located at 13933 NC Highway 210 S; submitted by Jeremy and Kimberly Hobbs (Owners).

In Case ZON-25-0005, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to A1A Agricultural District. Staff finds that the request is consistent with the Southeast Cumberland Land Use Plan which calls for “Commercial Node” at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

In Case ZON-25-0005, Mr. Baker made a motion, seconded by Mr. Crumpler to recommend approval of the rezoning request from A1 Agricultural District to A1A Agricultural District. The Board finds that the request is consistent with the Southeast Cumberland Land Use Plan which calls for “Commercial Node” at this location. The Board also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning. Unanimous approval.

VIII. PUBLIC MEETING CONTESTED ITEMS

REZONING CASES

- E. **ZON-25-0004:** Rezoning request from A1 Agricultural District to R40 Residential District or to a more restrictive zoning district for a 3.64 +/- acres located at 6745 Oak Grove Church Rd; submitted by Jim Long Jr. (Agent/Applicant) on behalf of Halo Investors, LLC (Owner).

In Case ZON-25-0004, Planning and Inspections staff recommends approval of the rezoning request from A1 Agricultural District to R40 Residential District. Staff finds that the request is consistent with the Bethany Area Land Use Plan, which calls for “Rural Density Residential” at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Mr. Moon introduced Richard Fagan, Planner I, to the Board and announced that he would be presenting the case.

Mr. Fagan presented the case information and supporting materials to the Board, then opened the floor for questions.

Mr. Lloyd asked Mr. Howard if there were any speakers signed up for the case.

Mr. Howard stated that there was no one signed up in favor of the rezoning request. However, he said there were two speakers signed up in opposition.

Mr. Lloyd opened the public meeting.

Mr. Howard called the first speaker, Melissa Fox, to speak.

Ms. Fox gave her name and address for the record. She addressed the Board to share historical context and concerns.

Ms. Fox emphasized that Oak Grove Church Road has been zoned for agriculture to preserve one of Cumberland County's few remaining farming areas. Her family has owned property there for over 70 years across four generations. Historically a working hog and tobacco farm, it continues to produce crops, including soybeans last year. She also noted that a neighboring property recently yielded a large crop of sweet potatoes.

Ms. Fox raised concerns about rising property values and tax increases, noting that her home's value has doubled, and her neighbors face similar increases, with the recent revaluation. She questioned the impact of rezoning, particularly with plans to build three homes valued at \$500,000 each. She argued that placing high-value homes in a middle-income community would drive up costs, eventually displacing residents and leading to more expensive development.

Ms. Fox acknowledged the county's housing shortage but argued that the issue is affordability. She stated that the proposed plan does nothing to address this and that residents do not want their community to become another suburb of Fayetteville.

Mr. Crumpler asked Ms. Fox if the land is currently being farmed.

Ms. Fox confirmed that she leases her land for farming.

Mr. Crumpler requested clarification on whether the land is actively in production.

Ms. Fox assured the Board that her land is in production and noted that five acres were farmed for soybeans last year.

Mr. Howard then introduced the second speaker to the Board in opposition, Mr. Ronnie Matthews.

Mr. Matthews introduced himself and provided his address for the record.

Mr. Matthews expressed concerns about the plan to build three additional homes, citing the strain on the existing septic system, which he stated is already overburdened. He emphasized that the community needs infrastructure support rather than more houses that could worsen the issue.

Mr. Matthews also raised concerns about water quality, stating that chemicals are already present in the water and that additional housing would only add to the problem.

He urged the Board to preserve the original character of Cumberland County, stating that when he purchased his lot 45 years ago, he chose to place only one home on it. In contrast, the current proposal seeks to place three homes on a single lot.

Mr. Lloyd asked Mr. Howard how many homes could be built on the lots if the rezoning were approved.

Mr. Howard explained that if the property were subdivided, it would result in three lots.

Mr. Matthews continued his opposition to the proposal by stating if the plan is approved, they would be right next to his property. He asked the Board to really look at the rezoning request and instead of approving their proposal help their community out with the chemicals in the water.

Mr. Matthews emphasized that he has lived in the community for 45 years, consistently paying property taxes. In closing, he urged the Board to carefully consider the rezoning request, stating that rather than approving the proposal, efforts should be made to address existing issues in the community, particularly water contamination concerns.

Mr. Howard further clarified that three lots could be created for single-family homes, but due to density rounding in the ordinance, the property could accommodate four dwellings if developed as a group development.

Mr. Lloyd closed the public meeting.

Mr. Mobley asked whether there was an option to display an exploded view of the land use plan or if the images presented were the only available option.

Mr. Howard advised that, unfortunately, the images provided in the presentation were the only visuals available.

Mr. Lloyd then inquired whether the applicant was present at the meeting.

Mr. Howard confirmed that the applicant was not in attendance.

Mr. Lloyd expressed his concern, stating that it is troubling when an applicant does not attend the meeting. He emphasized that if a rezoning request is important enough to submit, the applicant or a representative should be present. Several Board members voiced their agreement with Mr. Lloyd's statement.

Mr. Mobley noted that this request would result in three closely spaced homes in an open area, which he felt was not in harmony with the surrounding neighborhood. He also provided historical context of this area as a current resident.

Mr. Mobley stated that the Board should deny the request as it is not in harmony with the surrounding area and lots, despite being consistent with the land use plan as reviewed by staff. He acknowledged that staff based their recommendation on the land use plan and understood their reasoning for recommending approval.

In Case ZON-25-0004, Mr. Mobley made a motion, seconded by Mr. Jones to recommend denial of the rezoning request from A1 Agricultural District to R40 Residential District. The Board finds that the request is not consistent with the Bethany Area Land Use Plan, which calls for “Rural Density Residential” at this location. The Board also finds that the request is not reasonable or in the public interest as it is not compatible to or in harmony with the surrounding land use activities and zoning. Unanimous approval.

F. ITEMS OF BUSINESS

There were none.

G. DISCUSSION

There were none.

H. ADJOURNMENT

There being no further business, the meeting adjourned at 6:30 pm.